

**FY 2008-09**  
**CalPERS Headquarters Building Account**  
**Budget/Income/Expenditure Summary**  
**Operating and Non-Operating Expenditures**  
**Through Second Quarter**

	Budget	Expenditures	% of Budget Expended	Encumbrance Balance	Encumbrance & Expenditures	% of Budget Encumbrance & Expended
<b>OPERATING EXPENSES:</b>						
Utilities	\$ 2,455,019	\$ 1,420,496	57.9%	\$ -	\$ 1,420,496	57.9%
Taxes	45,024	26,841	59.6%	-	26,841	59.6%
Waste Removal	26,718	9,377	35.1%	-	9,377	35.1%
Engineering	2,563,487	1,069,728	41.7%	-	1,069,728	41.7%
Electrical	273,000	125,842	46.1%	-	125,842	46.1%
HVAC	226,506	61,735	27.3%	-	61,735	27.3%
Plumbing	41,010	14,528	35.4%	-	14,528	35.4%
Elevator/Escalator	179,020	73,967	41.3%	-	73,967	41.3%
Janitorial	2,307,070	1,147,461	49.7%	-	1,147,461	49.7%
Landscaping	742,712	360,344	48.5%	-	360,344	48.5%
Garage/Parking	224,999	104,877	46.6%	-	104,877	46.6%
General Maintenance	423,369	133,187	31.5%	-	133,187	31.5%
Security	2,057,306	942,045	45.8%	-	942,045	45.8%
Fire and Life Safety	88,147	16,207	18.4%	-	16,207	18.4%
Green Building Programs	378,240	139,597	36.9%	-	139,597	36.9%
Management Fees	231,600	115,800	50.0%	-	115,800	50.0%
Administration	916,678	409,540	44.7%	-	409,540	44.7%
Cafeteria/Catering	517,621	228,682	44.2%	-	228,682	44.2%
Child Care Center	3,600	797	22.1%	-	797	22.1%
Building Management System	-	-	0.0%	-	-	0.0%
Total LPBA Operating Expenditures	13,701,126	6,401,050	46.7%	-	6,401,050	46.7%
<b>NON-LPBA OPERATING EXPENSES</b>						
Non-Building Expenses	530,374	232,495	43.8%	-	232,495	43.8%
Off-Site Expenses	303,406	137,424	45.3%	-	137,424	45.3%
Sun Center Expenses	389,520	182,745	46.9%	-	182,745	46.9%
Total Non-LPBA Operating Expenditures	1,223,300	552,664	45.2%	-	552,664	45.2%
Total Operating Expenditures	14,924,426	6,953,714	46.6%	-	6,953,714	46.6%
<b>NON-OPERATING EXPENSES:</b>						
<b>Owner Improvements:</b>						
Outside Services	513,900	317,265	61.7%	-	317,265	61.7%
Materials/Supplies	82,224	25,040	30.5%	-	25,040	30.5%
Install/Reconfigure	442,000	166,732	37.7%	-	166,732	37.7%
Wire Plant/Voice & Data	1,983,685	831,765	41.9%	-	831,765	41.9%
Misc. Owner Improvements	1,313,000	514,905	39.2%	-	514,905	39.2%
Total Owner Improvements	4,334,809	1,855,707	42.8%	-	1,855,707	42.8%
<b>Building Improvements:</b>						
Outside Services	1,583,134	479,537	30.3%	-	479,537	30.3%
Materials/Supplies	42,900	7,030	16.4%	-	7,030	16.4%
R St. Deferred Work	2,063,215	860,020	41.7%	-	860,020	41.7%
Misc. Tenant Improvements	2,446,027	113,424	4.6%	-	113,424	4.6%
Misc. Building Improvements	3,441,959	1,952,053	56.7%	-	1,952,053	56.7%
Total Building Improvements	9,577,235	3,412,064	35.6%	-	3,412,064	35.6%
<b>Other Expenditures:</b>						
Expand Building Capital	2,802,500	1,150,689	41.1%	86,052	1,236,741	44.1%
Telecommunication	3,151,130	1,357,104	43.1%	544,537	1,901,640	60.3%
Shuttle Service	51,000	-	0.0%	-	-	0.0%
Insurance	1,329,900	-	0.0%	-	-	0.0%
Fire and Life Safety	10,000	-	0.0%	-	-	0.0%
Total Other Expenses	7,344,530	2,507,793	34.1%	630,588	3,138,381	42.7%
Total Non-Operating Expenses	21,256,574	7,775,563	36.6%	630,588	8,406,152	39.5%
<b>TOTAL EXPENSES *</b>	<b>\$ 36,181,000</b>	<b>\$ 14,729,277</b>	<b>40.7%</b>	<b>\$ 630,588</b>	<b>\$ 15,359,866</b>	<b>42.5%</b>